



Five Year Strategic Plan

- Housing
- Community Development

The Five-Year Plan for Sandy City

Needs and Strategies

The Consolidated Plan has two components: a five year plan consisting of the strategies and objectives that will be used between 2005 and 2010 and a one year action plan that includes details about specific programs that will be funded in 2005. This part of the document presents the five-year plan. The one-year action plan is outlined in Part 4.

Homelessness

Vision

The Sandy City Continuum of Care process adopted this vision, which for the Consolidated Plan has been expanded to be The Sandy City Homeless Housing and Services Vision.

- Continue to maintain, develop and implement a single, coordinated, inclusive homeless assistance system.
- Support homeless persons in their movement from homelessness to economic stability and affordable permanent housing within a supportive community.

- Strive to be inclusive of all the needs of all of Sandy City's homeless, including the special service and housing needs of homeless sub-populations.

Problem - Needs

The following needs represent the consensus of the participants at the community planning session on homelessness.

Outreach and Assessment

Providers view better assessment of client needs as critical including the development of specialized assessment tools and support that can result in more effective case management. The Long Range Planning Committee for the Homeless convenes monthly as part of the Continuum of Care process to provide direct input and feedback, and to discuss the successes in movement along the Continuum that is based on caring, committed service providers who can knowledgeably provide assessment, referral and access information. Over the several years of meetings by the Committee, several projects have included a new assessment methodology designed to focus on specific groups (HV/AIDS, chronic substance abuse, dual diagnosis, and physical/cognitive/sensory disabilities) and for persons who are in need of job training programs.

Shelters

There appear to be enough generic emergency shelter beds to accommodate persons in need for those who desire shelter during the winter months, but not enough for the entire population. In the family facilities, where the count could support a small increase in the number of beds, the focus to attention should be on access and use of the current beds, and provide quicker turnover into the transitional and permanent beds, rather than to create more shelter beds. Within the men's shelters attention should be given to improving the quality of the beds.

There is one problem related to shelter capacity.

- ! The differing seasonal peak needs of the homeless - women and families in the early to mid-summer and men in the winter - might allow for improved service if there was some flexibility in who could use the beds at different times of the year. However, we also realize the need to segregate these populations for safety and personal privacy, and that additional structural modifications may need to be made to the facility to accommodate occupancy flexibility.

While there may be enough beds, the system still needs to improve services. The emergency shelters provide services primarily to persons with histories of poverty and chronic homelessness. High priority services that need to be developed or expanded over the next five years include:

- ! Case management

- ! Substance abuse treatment
- ! Mental health care
- ! Housing placement for individual homeless persons
- ! Case management, childcare, and housing placement for families.

The addition or enhancement of these services to the continuum of existing services will provide increased opportunities for self-sufficiency for the homeless and encourage movement through the continuum. The ongoing process recognizes the emergency shelter system to be outstanding in terms of accessibility, referral and coordination. It further recognizes the Coalition for the Homeless as playing an important role within the system for providing opportunities for cooperation, coordination and advocacy, thus enabling continued funding and support.

Transitional Housing

There is a need for an increase in program-specific and population-specific transitional housing that includes a strong service base, whether internal or coordinated via external links. Further, it is essential that all transitional housing beds currently targeted for homeless persons be maintained. The transitional housing system has a bottleneck at the discharge point of the emergency shelter system. There are at present too few options for persons to make the passage from the shelter system into transitional program. More housing options are needed to serve members of special populations, who often are unable to move immediately from the shelter system to permanent, independent housing.

Permanent Housing

Another bottleneck in the continuum is at the point of access to affordable permanent housing with support services for special populations. The inventory of permanent service-enriched housing is inadequate to meet the need. An increased number of specific permanent housing units and options are critically important. In 2000, Sandy City placed its greatest emphasis on the development of permanent housing resources. Development of these resources has been slowed by the HUD match requirements and lagging time frames.

As described in Part 1, previous studies of the number of homeless persons and families in Salt Lake County have not been point-in-time studies. The following results are based on research commissioned for the Consolidated Plan 2005-2010. The study had 100 percent participation by homeless housing providers and meets HUD requirements for counts of persons homeless.

In the following table, the need for emergency shelter **beds** was determined by adding the number of sheltered and unsheltered individuals and inflating the result by 5 percent to take into account unknown individuals, and then proportionally

determined for Sandy City based upon our percentage of the entire County population. The need for transitional housing was calculated by adding together those housed, in beds committed but yet to be constructed, and adding a 30 percent inflation factor to take account of the number of people in shelters and on the street who would benefit from transitional beds were they available. The need for permanent housing was calculated similarly.

Estimated **service needs** were derived based on percentages of homeless persons requiring the services, and then proportionally determined for Sandy City based upon our percentage of the entire County population. These percentages were developed through the Continuum of Care process and then applied to the total unduplicated homeless count shown in the Total Estimated Need under the Beds/Units section. The current inventory for services was determined through provider surveys.

HUD Table 1A
Homeless and Special Needs Population

		Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
Individuals					
Beds/Units	Emergency Shelter	30	28	2	low
	Transitional Housing	6	4	2	med
	Permanent Housing	10	0	10	med
	Total	46	31	18	med
Estimated Supportive Services Slots	Job Training	4	3	1	low
	Case Management	46	31	15	med
	Substance Abuse Treatment	12	8	4	low
	Mental Health Care	3	3	0	low
	Housing Placement	30	30	0	low
	Life Skills Training	10	10	0	low
	Other				
Persons in Families with Children					
Beds/Units	Emergency Shelter	9	8	1	med
	Transitional Housing	2	1	1	high
	Permanent Housing	4	0	4	med
	Total	15	9	6	med
Estimated Supportive Services	Job Training	5	5	0	low
	Case Management	9	9	0	low
	Substance Abuse Treatment	0	0	0	low

	Mental Health Care	1	1	0	low
	Housing Placement	9	4	5	med
	Life Skills Training	4	4	0	low
	Other				
Estimated Sub-Populations	Chronic Substance Abusers	10	2	8	low
	Seriously Mentally Ill	3	2	1	low
	Dually-Diagnosed	0	0	0	low
	Veterans	1	1	0	low
	Persons with HIV/AIDS	6	6	0	low
	Victims of Domestic Violence	40	34	6	med
	Youth	12	8	4	med
	Other				

The estimated sizes of sub-populations of homeless persons were based on standard recognized percentages of homeless sub-populations as applied to the total unduplicated homeless count shown Total Estimated Need under the Beds/Units section. The current inventory was estimated by applying the percentage of actual sub-populations as determined by provider surveys during the point-in-time count.

Strategy

In keeping with the vision of the community, three comprehensive strategy statements were developed from the Continuum process:

- ! Maintain the current number of beds and units within the Continuum of Care for both homeless individuals and families.
- ! Focus development or expansion efforts on permanent housing and, to a lesser degree, on transitional living facilities for the homeless.
- ! Encourage maximum participation, training, evaluation, technical assistance and quality standards within the COC for all homeless programs.

In addition to accomplishing the programmatic objectives presented next, Sandy City, in collaboration with Salt Lake County, should continue to encourage maximum participation in the Continuum of Care (COC) process through the following actions:

- ! Support participation in the process by homeless persons.
- ! Maintain quality process standards.
- ! Maintain a standard policy within the homeless funding processes (ESG and Continuum of Care) that requires proof of non-profit status and auditability prior to application or inclusion in the ranking processes.

- ! Continue to convene, train and support homeless service and housing providers within the COC process.
- ! Continue and improve the process for self and community evaluation of existing programs prior to funding renewal.

Objectives

The City will fund programs to meet the following objectives. The most likely funding sources to be used are shown in parentheses. The performance indicator is also shown in parentheses.

HUD Table 1C for the Homeless

	2005 Target	5 Years Target
Support operations and essential services of current shelters and transitional housing providers at locations convergent and accessible to the homeless population (CDBG) (Organizations)	1	1
Renovate emergency shelters and transitional housing facilities (CDBG) (Public Facilities)	-	1
Provide Shelter Plus Care or other permanent housing for homeless persons with disabilities (CDBG) (Persons Who Are Homeless).	-	2
Provide employment and other life skill training and counseling (CDBG) (Organization)	1	2
Develop new or rehabbed service-enriched housing units (CDBG, HOME) (Housing units)	2	10
Develop new or rehabbed scattered-site transitional housing units (CDBG, HOME) (Housing units)	4	6
Create one new Continuum of Care services-only program (CDBG)(Organizations)	-	5

Outcomes

The results expected will occur over a period of time and are expected to accomplish the stated vision. The expected outcome is to seek to help homeless persons in their movement from homelessness to economic stability and affordable permanent

housing within a supportive community. Strive to be inclusive of all the needs of all of Sandy City's homeless, including the special service and housing needs of homeless sub-populations. This means that the program will help improve the environmental conditions in a neighborhood, increase the amount of affordable housing, and help improve self-sufficiency.

Special Populations

Vision

The City will collaborate with a wide variety of public and private organizations in planning and providing housing and service resources to persons with special needs in order that they may live independently.

Problem - Needs

HUD recognizes the following special populations. Sandy City has chosen not to identify priority needs among this set of persons with special needs.

The Frail Elderly: The frail elderly require counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do so. There has been an increase in predatory lending that makes this service more important than before. Home repairs and assistance in making their units accessible can help the frail elderly maintain their independent living status.

Persons with Physical Impairments: Persons with impairments require help making their homes and apartments more accessible. They would also benefit from accessibility improvements in public and nonprofit service facilities.

Persons with Mental Retardation and Developmental Disabilities: This population requires special counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do so. There has been an increase in predatory lending that makes this service more important than before. Home repairs and assistance in making their units accessible can help this population maintain their independent living status.

Persons with Mental Illness: Valley Mental Health is an organization that comprehensive network of services that ranges from group homes to independent living options.

Persons with HIV/AIDS: The Division of Infectious Diseases at the University of Utah Hospital, Clinic 1A is an outpatient clinic that case manages all of the reported HIV/AIDS cases in the county. The housing needs of these individuals are served by a single agency the Salt Lake Community Action Program.

Persons with Substance Abuse Problems:

Strategy

Many of the needs of these special populations touch on issues of homelessness. AR services for persons in these special populations that involve emergency shelters, transitional housing or permanent housing have already been addressed in the section on homelessness.

- ! With respect to HIV/AIDS, the City will maintain the existing service programs through the existing network of AIDS services providers and assist them in their continuing efforts to respond to the changing demographics of HIV/AIDS.
- ! With respect to the frail elderly, the City will continue to support direct federal applications for elderly housing, support housing counseling programs that can assist elderly persons in maintaining independent living and protect them from predatory lenders. In addition, the City will continue to fund home repair services and accessibility improvements that can help the elderly live independently
- ! With respect to persons with disabilities, the City will fund home repair services and accessibility improvements to allow such persons to live independently in units. The City currently provides this service for homeowners through local non-profit organizations.
- ! The City will consider using some of its housing dollars in partnership with not-for-profit agencies serving special populations to create additional service enriched housing units for non-homeless persons.
- ! The City will look for opportunities to coordinate its funding allocations with Salt Lake County in those areas where the county is the grantee for state or federal dollars dedicated to serving persons with mental retardation, development disabilities, serious mental illness or substance abuse problems.

The City would benefit from additional housing units for **persons** in any of these special populations and will, therefore, support applications for funding from HUD's supportive housing programs for the elderly (Section 202) or persons with disabilities (Section 811).

Objectives

The City will support programs to help it meet the following objectives:

HUD Table 1C for Special Populations

	2005 Target	5 Years Target
Provide operational support for 2 beds of congregate, transitional housing for persons with HIV/AIDS (Persons with Special Needs)	-	2
Provide direct services for persons with HIV/AIDS, including housing assistance, supportive services and linkages to medical support (Persons with Special Needs)	-	5
Create an improved housing information system for use in housing and case management for persons with HIV/AIDS (Organizations)	-	1
Provide housing counseling services to frail elderly persons (Elderly)	15	60
Provide home repair services to frail elderly persons and handicapped (CDBG, HOME) (Elderly and/or Handicapped Households)	15	100
Provide home repair and accessibility upgrade services to persons with disabilities (CDBG, HOME) (Persons with Special Needs)	35	175
Create one new Continuum of Care services-only program (CDBG)(Organizations)	-	5

Outcomes

The results expected will occur over a period of time and are expected to accomplish the stated vision by working with a wide variety of public and private organizations in planning and providing housing and service resources to persons vi@ special needs in order that they may live independently with an improved quality of life.

Housing

Vision

The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.

Problems-Needs

In 2000, there were approximately 979 households in Sandy City with incomes in the range that HUD considers to be very low less than 30 percent of the metropolitan area's median family income, adjusted for size). Many of these very low-income households are renters. A large proportion of these households pay more than 30 percent of their income for housing costs, which HUD considers to be the criterion for housing cost burden. Except for the larger families (5 or more persons), overcrowding cannot be documented as severe a problem as cost burden. There is very little data on housing quality, but the consensus of building inspection staff who frequently observe the interiors of older homes during remodeling was that housing quality in Sandy City, especially in this income range, is a growing problem

Low-income households have incomes between 31 and 50 percent of the size-adjusted area median. A two-earner household in which both workers are employed full-time at minimum-wage jobs would fall into this category. In 2000, there were approximately 737 low-income households in Sandy City. The greatest problem in this category is also affordability. In addition, housing quality is a problem. For larger families, overcrowding can also be a problem.

Other issues in addition to affordability, crowding and the quality of the housing stock to be considered in planning for housing are listed as follows:

- ! There are approximately 280 units of assisted housing in Sandy (Section 8 subsidy). These units are nearly entirely filled by persons whose incomes fall into the very low, low or moderate range. However, a very small proportion of the City's Section 8 subsidized units may be coming up for renewal. While there may be reason to worry that some may not be renewed, there is scant data upon which to make a prediction. There may only be a small net loss in project-based Section 8 units, but the City must have a strategy in the event the loss is greater.
- ! The City includes some concentrations of poverty. In areas that qualify as low- and moderate-income neighborhoods, more than one person out of every three is at or below the poverty line.
- ! Predatory lending practices are victimizing elderly and low-income homeowners. This is a recent phenomenon that is not well documented in Sandy City, although many community experts said that it is happening here.

- ! The costs associated with bringing a building into full compliance with the Uniform Building Code can sometimes interfere with the ability of homeowners to make renovations and repairs, even with financial assistance.
- ! Nearly every building in the City built before 1960 contains lead paint. Any public money used in rehabilitating such structures must contend with this hazard.
- ! Improved accessibility for persons with physical limitations and for the frail elderly is important.
- ! Housing construction in Sandy is expensive. There is little available land and what is available is difficult to develop.

Priority Needs

The following priority needs were established in the community planning sessions on homeownership and rental housing. Estimated units come from analyses of 2000 Census data by HUD prepared for the Comprehensive Housing Affordability Strategy. Estimated costs were calculated as follows.

- ! It was estimated that 2.8 percent of all housing units inhabited by very low--income households would be more cheaply replaced than rehabbed, and that this was also true of 1 percent of units occupied by low-income households. Replacement costs for rental units were estimated at \$94,500 for small related families, \$110,500 for Large related families, \$105,000 for elderly households, and \$73,500 for other units. Owner replacement costs were estimated at \$127,000. This analysis does not take into account the fact that some properties in historic preservation districts could not be rebuilt.
- ! It was estimated that 16 percent of all units occupied by very low-income households are in need of major rehabilitation and that the same is true of 11 percent of low-income households and 6 percent of moderate-income households. The cost of a major rehabilitation was set at \$25,000.
- ! Finally, it was assumed that 30 percent of very low-income, 20 percent of low--income and 10 percent of moderate-income households require ancillary services or interventions with an average cost of \$5,000. Such services include fair housing initiatives on their behalf, housing counseling, homeownership program, etc.

A household is classified as Elderly if the head of household is 62 or older, regardless of whether it is a one-person household or a family household. Small and large related households are classified as such only if there is a family relationship among two or more members (e.g., marriage, parent/child, adoption). Other

households include non-elderly one-person households (the majority of other households) as well as non-family households.

HUD Table 2A
Priority Needs Summary Table

		Priority Need Level High, Medium, Low		Total Needs (Households)	Goals
Renter	Small Related	0-30%	L	163	20
		31-50%	M	245	35
		51-80%	M	370	35
	Large Related	0-30%	L	245	20
		31-50%	M	368	35
		51-80%	H	556	35
	Elderly	0-30%	H	90	30
		31-50%	M	145	45
		51-80%	M	178	45
	All Other	0-30%	M	82	20
		31-50%	M	125	20
		51-80%	M	235	20
Owner		0-30%	L	57	10
		31-50%	L	508	35
		51-80%	M	1,824	100
Special Populations		0-80%	M	241	35
Total Goals					540
Total 241 Goals					35

Strategy
The City’s housing strategy has four components:

- ' Improved opportunities for homeownership
- ' Assistance to existing homeowners
- ' Improved opportunities for affordable rental housing
- ' Fair housing and increased choice in housing

In implementing these strategies, the City will take account of the general strategies laid out in other areas of this Plan: promote **regionalism**, create **partnerships**, **leverage** City dollars, pay attention to the need for **neighborhood revitalization**, **target** resources geographically, and **monitor** the results.

Improved Opportunities for Home Ownership

The City should promote home ownership for new residents and persons who are now renting in the City in the following ways:

- ' Encourage new construction in the City.
- ' Support fair housing initiatives and promote increased lending to minority applicants and in low-income neighborhoods.
- ' Provide counseling and education services for first time buyers.
- ' Support neighborhood revitalization efforts.
- ' Provide tax abatements, down payment assistance, and other incentives that change the cost equation for purchasing a home.
- ' Encourage home ownership training and support for public housing assistance residents.
- ' Preserve the stock of duplexes and single unit structures for potential homeowners by making such structures ineligible for programs aimed at assisting renters.

Assistance to Existing Homeowners

The City should assist existing homeowners to maintain their homes, where appropriate.

- ' The City will provide funding to groups that provide counseling and education services.
- ' The City will provide owners with access to low-cost loans or grants to effect repairs and renovations.
- ' The City will provide funding to groups that assist homeowners with homeownership maintenance training.
- ' The City will comply with federal lead paint regulations, including HUD, EPA, and other published regulations whenever it undertakes rehabilitation projects.

Note that under the category of Special Populations, special strategies for the frail elderly and persons with physical disabilities were included.

Improved Opportunities for Affordable Rental Housing

The City's strategies for low and moderate income rental housing are as follows:

- ' Assist low- and moderate-income renters find affordable units by increasing the number of safe, sanitary units on the market. This strategy commits the City to increasing the supply of affordable rental units.
- ' Provide funding for support services that assist low- and moderate-income renters in finding or maintaining affordable housing. This strategy commits the City to doing a better job of linking low- and moderate-income households to housing resources, and keeping them in units.

- ' The City will comply with federal lead regulations whenever it undertakes rehabilitation projects. The City will continue to offer relocation services for households who must move because of lead paint hazards.
- ' Support CMHA HOPE VI projects (i.e., provide funding, review development plans, grant permits, inspect construction work, and monitor relocation). These projects should produce high quality public housing while also creating more economically diverse neighborhoods. The City will be monitoring its investments in these projects and the impact of the projects on residents.
- ' The City will support new Section 8 vouchers for the community.
- ' The City will also explore ways to keep project- based Section 8 subsidies.
- ' The City will support applications by non-profit organizations for federal grants for the upkeep and modernization of housing and for programs to improve the quality of life in public housing and in all of the City's neighborhoods.

Note that under the category of Special Populations, the special strategy presented for persons with physical disabilities applies to both owner and rental households.

Fair Housing and Increased Choice

Many of the components of the City's fair housing strategy have already been discussed as parts of the strategies for homeowners and renters. However, discussing them together as part of a strategy to promote fair housing and increased choice underscores the City's commitment to reducing concentrations of poverty.

An *Analysis of Impediments to Fair Housing*, completed for Sandy City in by Wikstrom Economic & Planning Consultants, Inc, identified several fair housing issues. The fair housing analysis found:

- ! There have been housing discrimination complaints in Sandy City based on income, race, sex, color, disability, familial status, and religion. Ten complaints led to charges being filed, but did not result in any findings of discrimination. There has never been a housing discrimination case in Sandy City filed by HUD, the Department of Justice, or any private plaintiff;
- ! The barrier to housing choice appears to be the lack of available affordable land. With vacant lands for construction of housing limited to in-fill lots in R-1-8 zones, and only a few vacant lots in RM Zones, there is virtually no land for affordable housing construction available allowing residential development.
- ! Minorities who want to move into Sandy and who have characteristics similar to the Salt Lake County's minority income, education and employment demographics will experience limited housing choice in Sandy due to a lack of affordable housing in Sandy city. The minority population in Sandy have higher incomes and own their homes in greater proportion to the minority population in Sandy Lake County. Yet, Sandy City has a lower proportion of minorities than

does the County. Sandy City minorities are concentrated in the Sandy quadrant which also has the most affordable housing;

- ! The current housing profile indicates that Sandy City is a predominately single family housing community with high home prices and high family incomes. Sandy City is not supplying its proportionate share of multi-family housing in Salt Lake County although a favorable sign is that multi-family construction has substantially increased in the City in the last five years.
- ! With increasing home prices, increasing land costs, and rising rental rates growing faster than incomes, the lack of affordable housing severely limits housing choice for many families. Special-needs populations who are limited in income due to disabilities or illnesses, single-parent households and low-income minority populations will be restricted in housing choice in Sandy with the limited supply of affordable housing;
- ! The Sandy City community appears to be accepting of special needs housing as historically there has been no opposition to the location of group homes in the City;
- ! Factors influencing the limited supply of multi-family housing include a reluctance amongst the general population to support rental housing construction, and the lack of availability of land for more affordable housing options.
- ! There does not appear to be discrimination in mortgage lending. The federal Home Mortgage Disclosure Act Data for home purchase loans does not indicate discrimination. Debt-to-income ratio and credit history are the main reasons for denial of home purchase loans. Financing of multi-family housing in Sandy is in proportion to multi-family housing financing in the Salt Lake-Ogden Metropolitan Statistical Area.

In developing strategies for the preservation of project-based Section 8 the City will work to balance the goal of retaining a subsidized structure with the goal of discouraging the concentration of subsidies in a few impacted neighborhoods.

In implementing its entire plan, the City will work to increase the economic diversity of its neighborhoods and counter the forces acting to concentrate poverty and racial minorities.

Plan To Minimize Displacement

In carrying out its Consolidated Plan programs, the City minimizes displacement of low-income families in the following manner.

- ' The City’s rehabilitation loan programs are structured to discourage permanent displacement. Any permanent relocation, or the temporary relocation of tenants that may be necessary during the rehabilitation process, is a cost to the property owner. This increases the owner's incentive to avoid displacement and means any relocation during the rehabilitation process.
- ' The City offers relocation assistance to residents and businesses displaced as a result of locally funded development activity.

Objectives

Following is a list of the housing objectives that the City should adopt (performance indicators are shown in parentheses).

	2005 Target	5 Years Target
Develop new and rehabilitated housing units suitable for home ownership by persons with low and moderate incomes (Housing units)	2	10
Assist low income and moderate income renters in making the transition to owner-occupancy (Households)	2	10
Help low-income homeowners maintain ownership of their homes (Households)	5	25
Develop rental units for very low-income and low- income households (Housing units)	2	10
Provide supportive services for very low-income and low-income renters that will enable them to find and keep affordable units (Households)	20	100
Promote fair housing (Households)	20	100
Develop and support comprehensive efforts to revitalize neighborhoods while also expanding economic opportunities (Organizations)	1	5
Reduce blighting influences in residential neighborhoods (Housing units)	10	50

Outcome

The results expected will occur over a period of time and are expected to accomplish the stated vision. It is hoped that the impact of these programs will help achieve diverse neighborhoods that offer affordable housing opportunities and choices to all,

while creating neighborhoods that are dynamic, safe places where its citizens can live, work, and play. An expected outcome is also that these programs will help to increase the economic diversity of the City’s neighborhoods and counter the forces acting to concentrate poverty and racial minorities.

Community Development

HUD uses the category of *Community Needs* to refer to any problems to be addressed with federal dollars that are not related to homelessness, special populations, or directly related to housing. In previous years, the City has identified the following programs as worthy of funding:

- ' Programs to promote economic development
- ' Programs to increase the skills of the Workforce and access to jobs
- ' Programs to serve youth
- ' Programs that provide human services and that are in need of upgraded facilities.

Vision

The City includes diverse neighborhoods that offer opportunities and choices to all. The City’s neighborhoods are dynamic, safe places where its citizens can live, work, and play.

Problem-Needs

HUD recognizes nine categories of Community Needs. These include eight areas that the City has in the past addressed with CDBG funds: Senior Programs, Public Services, Public Facility Needs, Infrastructure, Youth Programs, Anti-Crime Programs, Planning and Administration, and Other.

The City has chosen to set priorities among the nine need areas and has estimated the number of units of service that would be required to ameliorate the problems. The following table shows the estimated cost of fully addressing the problem areas that the City will address with CDBG funds.

Community Needs Table

Category	Sub-Category	Need Level	Units	Estimated \$
Anti Crime	Crime Awareness	M	1	\$200,000
Economic Development	Rehab; Publicly or Privately-Owned Commercial Property	N	-	-
	Land Acquisition/Disposition	N	-	-
	Infrastructure Development	N	-	-
	Building Acquisition, Construction, Rehabilitation	L	3	\$300,000

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	Other Commercial/Industrial Improvements	N	-	-
	Direct Financial Assistance to For Profit Organizations	N	-	-
	Technical Assistance	L	5	\$50,000
	Micro-Enterprise Assistance	L	25	\$50,000
Infrastructure	Flood Drain Improvements	N	-	-
	Water/Sewer Improvements	N	-	-
	Street Improvements	M	5,000	\$500,000
	Sidewalks	M	1,000	\$500,000
	Tree Planting	L	250	\$100,000
	Removal of Architectural Barriers	M	200	\$100,000
	Privately Owned Utilities	N	-	-
Planning & Administration	Planning & Administration	M	5	\$425,000
Public Facilities	Public Facilities and Improvements (General)	N	-	-
	Handicapped Centers	N	-	-
	Neighborhood Facilities	M	1	\$1,000,000
	Parks, Recreational Facilities	M	1	\$300,000
	Parking Facilities	N	-	-
	Solid Waste Disposal Improvements	N	-	-
	Fire Stations/Equipment	N	-	-
	Health Facilities	N	-	-
	Asbestos Removal	N	-	-
	Clean-Up of Contaminated Sites	N	-	-
	Interim Assistance	N	-	-
	Non-Residential Historic Preservation	L	10	\$100,000
Public Services	Public Services (General)			
	Handicapped Services	L	100	\$75,000
	Legal Services	L	100	\$60,000
	Transportation Services	N	-	-
	Substance Abuse Services	L	-	-
	Employment Training	L	25	\$25,000
	Health Services	N	-	-
	Mental Health Services	L	-	-
	Screening for Lead-Based Paint/Lead Hazards	M	100	\$1,000,000
Senior Programs	Senior Centers	L	1	\$6,000
	Senior Services	L	-	-
Youth Programs	Youth Centers	L	-	-
	Child Care Centers	L	-	-
	Abused and Neglected Children Facilities	L	-	-
	Youth Services	L	-	-
	Child Care Services	N	-	-
	Abused and Neglected Children	L	-	-
Other	Urban Renewal Completion	N	-	-
	Non-Profit Organization Capacity Building	N	-	-
	Assistance to Institutes of Higher Education	N	-	-
	Repayments of Section 108 Loan Principal	H	1	\$1,722,500
	Unprogrammed Funds	L	-	-

Economic Development

The City is in constant competition with the surrounding suburbs, which can offer a plentiful supply of undeveloped land and cheaper office and retail space. Industrial and commercial development is easier at the region's periphery than at its core. The City has to contend with state policies that subsidize the cost of moving jobs to new development sites in the suburbs. Suburban developments are typically greenfields developments.

- ' The City is short of large sites that can be developed.
- ' Environmentally damaged land is a serious problem.
- ' Inadequate infrastructure in industrial areas can play a key role for companies that are considering expansion, often leading them to consider relocation instead.
- ' Built-out suburban cities such as Sandy have little vacant land available for development. Land assembly is often something private developers need assistance with.
- ' The physical impact of blight on a small neighborhood commercial district is evident much sooner than in large commercial or industrial areas.

Potential small business developers in the City face barriers involving the lack of assistance and financing. The needs of the City's small and minority businesses can be identified as:

- ' Difficulty securing working capital financing and equity investments.
- ' No local active equity fund to serve the needs of small businesses.
- ' A need for government assisted micro-loan programs to meet the demands of start-up companies for financing.
- ' A need for a technical assistance clearinghouse, which would act as a "one-stop-shop" for small businesses in need of support services.
- ' A need for broader utilization in the market segments and greater access to bid for City contracts.
- ' Small businesses need information about the availability of public sector resources as well as the purchasing programs of private corporations.
- ' A need for corporate mentoring programs for women-owned businesses.

Workforce Development and Access to Jobs

The City's potential Workforce includes a disproportionate share of the region's very well-off members. The City's resident workforce is better educated than in adjacent suburban community's workforce and is less qualified for less skilled jobs. The poverty rate in Sandy City is 3.9 percent.

Youth

Sandy's youth are not concentrated in one geographical area of the City, but are distributed fairly evenly across the board. However, the number of youth living at or near the poverty line tend to live within previously identified low- and moderate-income areas, generally west of 700 East Street. The City provides funding for an after-school boys and girls club that promotes self-worth and other activities to facilitate a positive outlook on life. The City also provides funding to a variety of local non-profit groups that provide counseling and mentoring services for youth in low-income neighborhoods

Senior Programs

The Sandy Senior Center is a non-residential educational and activities center for active people age 60+. It is a regional facility serving the south end of the Salt Lake Valley. The Senior Center served approximately 10,000 seniors in 2004. The Center draws people from around the entire valley because of eighty classes, trips, activities, health and nutrition programs, and personal services that are hosted on site in any quarter. During much of the day, the Center closely resembles a college campus with people hurrying from activity to activity.



Sandy Senior Center built with CDBG funds/108 payments made yearly.

People are drawn to the Center because it is a vital jewel: the marriage of Salt Lake County and Sandy City efforts to ensure that seniors have the finest quality programs and facilities. With a full-time staff of only three the Center boasts more than two hundred volunteers teaching everything from computers, exercise classes, to tatting, tai chi, and yoga. Participants agree that at the Sandy Senior Center there is always 'something to do, something to be, and something to look forward to.'

Strategies

Public Facilities

Not-for-profit organizations that serve the human service needs of the population of the City sometimes have infrastructure needs that imperil their ability to provide service. These may include lead hazards.

General Anti-poverty Strategies

The Sandy City anti-poverty strategy focuses on the concept of coordination and linkages. The goals and objectives in the strategic plan describes the role that the City will play in regional efforts to move people out of poverty and to revitalize geographic areas of the community. Key strategies include:

- Focusing resources on populations with the greatest need;
- Coordinating physical development with provision of supportive services with persons with special needs;
- Enabling low-income persons to accumulate assets through homeownership and business development;
- Focusing on education and training that leads to healthy families and self-sufficiency;
- Empowering low-income residents to provide leadership and solve problems in their neighborhoods

The City will continue to collaborate with the Community Action Program (CAP) and the Community Services Council (CSC). Financial Counseling, Rent Assistance, Employment Training account for most of the dollars that CAP and CSC expends annually in its anti-poverty effort.

The City anticipates that, through the Consolidated Plan process and the availability of CDBG funds, these types of partnerships will grow and as a result more low- and moderate-income households will benefit through better housing conditions, job creation, affordable infrastructure costs and basic needs being addressed.

Economic Development

The City employs land aggregation through acquisition to develop areas specifically designed to attract new business investments in Sandy. This program attracts corporate offices, plant and facility consolidations and commercial, industrial or distribution firms into geographically defined areas identified by the City. When the City identifies land that might be suitable for development, it will develop it and seek out partners. Pre-development activity for these areas includes land assembly, demolition, relocation of businesses, and the design and construction of public improvements. The City will also promote and encourage actions to identify contaminated City property and implement cleanup projects.

Neighborhood business districts can benefit from investments in infrastructure and building renovations. The physical impact of blight on a small neighborhood commercial district is evident much sooner than in large commercial or industrial areas. The loss of even one business in a neighborhood business district may result in

a sharp decrease in the volume of business to the area and adversely impact adjacent businesses. The City will support neighborhood business districts by making infrastructure investments, including sidewalk treatment and lighting which enhance the appearance and visually unify the area.

Inadequate infrastructure in industrial areas can play a key role for companies that are considering expansion, often leading them to consider relocation instead. Businesses need to be accessible and to have access to interstates and railroads in order to get their goods to market.

The City will create jobs for low-income residents through the provision of loans or other forms of assistance to industry or commercial businesses throughout the City or to small or to neighborhood businesses.

The City will offer assistance to small business enterprises, with an emphasis on minority and women businesses. Several private sector organizations focus on improving the business climate and furthering economic development in Sandy City and Salt Lake County. These include the Sandy City Chamber of Commerce, and the Larry Miller Entrepreneurial Business Education Center.

The Sandy Chamber administers programs aimed at assisting small, minority and women-owned businesses. The Sandy Area Chamber of Commerce Business Development Council has a program called the Successful Business Building Program. These classes teach how to make your business successful. The Larry Miller Entrepreneurial Business Education Center provides small business technical assistance and through SBA and state programs, assists with locating financing.

With the completion of the light rail system through Sandy City it has opened up new opportunities for areas of economic development and affordable housing. Sandy City has recently approved nearly 100 acres near the light rail stations for mixed use development as well as other areas that have been recently master planned for mixed use along the light rail corridor. These proposed mixed use developments are implementing important elements of our City's General Plan and sub-area plans for these areas. This will provide a variety of housing choices for a variety of income levels. This will also provide a wide range of economic opportunities to support the people who will live there, while creating a sense of place, community, life and vibrancy. All of these things will contribute to better quality of life in the neighborhoods.

Over the next 2-5 years Sandy City's goal is to do the following:

- Use RDA funds for the creation of affordable housing targeting the Historic Sandy area.
- Update the City's Economic Development Plan.
- Create an RDA/CIP 5 year plan.

- Continue to market Sandy City to high tech based businesses and other services the City currently may not have.
- Continue to work with the State Legislature to create new businesses, expand current businesses and provide stability for existing businesses.
- Continue partnering with the Salt Lake Community College/ Larry Miller Entrepreneurial Business Education Center for the small business fair. This is provided to help small business owners or new business owners learn all the aspects of having a successful business.

Workforce Development and Access to Jobs

The City will make a concerted effort to collaborate more closely with the State Workforce Services. More generally, the City should invest in workforce development. In addition, the City will:

- Promote the coordination of efforts to improve community transportation from housing to jobs.
- Promote partnerships with the schools.
- Promote workforce development through career planning services, services to dislocated, workers, older workers and workers with minimal job skills.
- Provide job readiness training and job placement services to low-income residents ready for immediate employment.

Objectives

The City will fund programs to accomplish the following objectives.

HUD Table 2C Other Community Development Objectives

	2005 Target	5 Years Target
Install missing or inadequate infrastructure (Feet of improvements)	1000	5000
Provide social services and constructive activities for at-risk children and youth (Youth)	200	1000
Promote industrial and commercial redevelopment by assembling land and/or improving site and infrastructure conditions (Businesses)	-	3
Encourage microenterprises and small business development within the City (Organizations)	1	1

Provide public improvements to support revitalization of neighborhood business districts (Feet of improvements)	-	1500
Provide planning and administration for the CDBG Program (Employees)	1.25	1.00
Create new recreation opportunities in eligible LMI areas (Parks)	1	2
Provide emergency food supplies for at-risk, Low- and Moderate Income households (Organizations)	2	2
Provide counseling services for victims of domestic violence and witnesses to domestic violence (Organizations)	1	2
Provide basic legal services for battered spouses (Organizations)	1	1
Provide temporary emergency shelter for battered spouses and their children (Organizations)	1	1
Provide scheduled 108 loan payment for the construction of the Senior Citizen Center (Public Facilities)	-	1
Provide crime prevention education and enhanced police services to the Historic Sandy Area (Police Officers)	1	1
Provide for Code Enforcement in target neighborhoods to reduce the effects of blight on existing housing stock. LMI households will have access to these resources.	1	1

Outcome

The results expected will occur over a period of time and are expected to accomplish the stated vision. It is hoped that the impact of these programs will help achieve diverse neighborhoods that offer affordable housing, economic opportunities and choices to all, while providing a sense of place, community, life and vibrancy. All of these things will contribute to better quality of life in the community.

Sandy City CDBG Program Model

Vision	Problem-Needs	Priority High, Med, Low	Current Service or Activity	Strategy	Objectives	Outcome
Homeless Housing and service vision. Continue to maintain, develop and implement a single, coordinated, inclusive homeless assistance system. Support homeless persons in their movement from homelessness to economic stability and affordable housing within a supportive community. Strive to be inclusive of all the needs of all Sandy City's homeless, including the special service and housing needs of homeless sub-populations.	Outreach and Assessment	High	Service providers	*Maintain the current number of beds and units within the Continuum of Care for both homeless individuals and families. *Focus development or expansion efforts on permanent housing and, to a lesser degree, on transitional living facilities for the homeless. *Encourage maximum participation, training, evaluation, technical assistance and quality standards within the COC for all homeless programs. *Sandy City and Salt Lake County should continue to encourage maximum participation in the Continuum of Care process through 1) support participation in the process by homeless persons 2) maintain quality process standards 3) maintain a standard policy within the homeless funding processes 4) continue to convene, train and support homeless service and housing providers 5)continue and improve the process for self and community evaluation of existing programs prior to funding renewal.	*Support current shelters and transitional housing providers (5 yr. target 1) *Renovate emergency shelters and trans. housing facilities (5 yr. target 1). *Provide shelter plus care or other permanent housing for homeless persons with disabilities (5 yr. target 2). *Provide employment and other life skill training and counseling (5 yr. target 2) *Rehabbed service-enriched housing units (5 yr. target 10 HOME) *Rehabbed scattered-site transitional housing units (5 yr. target 6 HOME) *Create one new Continuum of Care service-only program (5 yr. target 5)	The expected outcome is to seek to help homeless persons in their movement from homelessness to economic stability and affordable permanent housing within a supportive community. Strive to be inclusive of all the needs of all of Sandy City's homeless, including the special service and housing needs of homeless sub-populations. This means that the program will help improve the environmental conditions in a neighborhood, increase the amount of affordable housing, and help improve self-sufficiency.
	Shelters	Med	Road Home: grants to fund the cost of emergency shelters			
	Transitional Housing	High	Housing Authority of SL/Road Home: grants to fund the operations and maintenance of 4 units.			
	Permanent Housing	High	Road Home: grants to provide counseling services to help families move to a permanent housing solution.			

Vision	Problem-Needs	Priority High, Med, Low	Current Service or Activity	Strategy	Objectives	Outcome
Special Population - The City will collaborate with a wide variety of public and private organizations in planning and providing housing and service resources to persons vi special needs in order that they may live independently.	The Frail Elderly	NA	*SHHIP -Senior Handicapped Home Imp. Program *Assist-Grants to fund emergency repairs *Senior Center Education and Counseling	*With respect to the frail elderly, the City will continue to support direct federal applications fro elderly housing, support housing counseling programs that can assist elderly persons in maintaining independent living and protect then from predatory lenders. The City will continue to fund home repair services and accessibility improvements. *With respect to persons with disabilities, the City will fund home repair services and accessibility improvements to allow such persons to live independently in units. *The City will consider using some of its housing dollars in partnership with not-for-profit agencies serving populations to create additional service enriched housing units for non-homeless persons. *The City will look for opportunities to coordinate its funding allocations with Salt Lake County in those areas where the county is the grantee for state federal dollars dedicated to serving persons with mental retardation, development disabilities, serious mental illness or substance abuse problems. *The City will maintain the existing service programs through the existing network of AIDS services providers and assist them in their efforts to respond to changing demographic of HIV/AIDS.	*Provide operational support for 2 beds of congregate, transitional housing for persons with HIV/AIDS (5 yr. target 2) *Provide direct services for persons with HIV/AIDS, including housing assistance, supportive services and linkages to medical support (5 yr. target 5) *Create an improved housing information system for use in housing and case management for persons with HIV/AIDS (5 yr. target 1) *Provide housing counseling services to frail elderly persons (5 yr. target 60) *Provide home repair services to frail elderly persons and or handicapped (5 yr. target 100) *Provide home repair and accessibility upgrade services to persons with disabilities (5 yr. target 60) *Create one new Continuum of Care services-only program (5 yr. target 5)	The expected outcome will come through working with a wide variety of public and private organizations in planning and providing housing and service resources to person with special needs in order that they may live independently with an improved quality of life.
	Persons with Physical Impairments	NA	*SHHIP -Senior Handicapped Home Imp. Program *Assist-Grants to fund emergency repairs			
	Persons with Mental Retardation and Development Disabilities	NA	*SHHIP -Senior Handicapped Home Imp. Program *Assist-Grants to fund emergency repairs			
	Persons with Mental Illness	NA	No program exists			
	Persons with HIV/AIDS	NA	No program exists			
	Persons with Substance Abuse Problems	NA	No program exists			

Vision	Problem-Needs	Priority High, Med, Low	Current Service or Activity	Strategy	Objectives	Outcome
Housing- The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.	Housing Quality	High	Sandy City - Community Development, Building Inspections	*Improved Opportunities for Home Ownership. 1)Encourage new construction in the City. 2)Support fair housing initiative and promote increased lending to minority applicants and low-income neighborhoods. 3)provide counseling and education services for first time buyers. 4)Support neighborhood revitalization efforts. 5)Provide down payment assistance, and other incentives that change the cost equation fro purchasing a home. 6)Encourage home ownership training and support for public housing assistance residents. 7)Preserve the stock of duplexes and single unit structures for potential homeowners by making such structures ineligible for programs aimed at assisting renters. *Assistance to Existing Homeowners. 1)provide funding to groups that provide counseling and education. 2)Provide owners with access to low-cost loans or grants to effect repairs and renovations. 3)Provide funding to groups that assist homeowners with homeownership maintenance training. 4)Comply with federal lead paint regulations, including EPA, HUD, and other published regulations whenever a rehabilitation project is undertaken.	*Develop new and rehabilitated housing units suitable for home ownership by persons with low and moderate incomes (5 yr. target 10 housing units) *Assist low income and moderate income renters in making the transition to owner-occupancy (5 yr. target 10 households) *Help low-income homeowners maintain ownership of their homes (5 yr. target 25 Households) *Develop rental units for very low-income household (5 yr. target 10housing units) *Provide supportive services for very low-income and low-income renters that will enable them to find and keep affordable units (5 yr. target 100 households) *Promote fair housing (5 yr. target 100 households)	It is hoped that the impact of these programs will help achieve diverse neighborhoods that offer affordable housing opportunities and choices to all, while creating neighborhoods that are dynamic, safe places where its citizens can live, work, and play. An expected outcome is also that these programs will help to increase the economic diversity of the City's neighborhoods and counter the forces acting to concentrate poverty and racial minorities.
	Preservation of Section 8 Housing	High	Housing Authority of Salt Lake Public Housing			
	Critical Home Repairs	High	Assist-Grants to fund the cost of emergency repairs			
	Major Home Rehabilitation	High	Utah Housing Services rehab program			
	Unhealthy Homes- lead paint	High	EPA, HUD lead paint regulations			
	Accessibility- retrofitting of housing units	High	Assist-Grants to fund retrofitting of housing units			
	Homeownership Maintenance	Med	SHHIP-Grants to fund minor home maintenance repairs			

	Outreach	High	All agencies	<p>*Improved Opportunities for Affordable Rental Housing. 1)Assist low-and moderate-income renters find affordable units by increasing the number of safe, sanitary units on the market. 2)Provide funding for support services that assist low-and moderate-income renters in finding or maintaining affordable housing. 3)The City will continue to offer relocation services for households who must move because of lead paint hazards. 4)Support CMHA HOPE VI projects (i.e., provide funding, review development plans, grant permits, inspect construction work, and monitor relocation). 5)Support new Section 8 vouchers for the community. 6)Explore ways to keep project-based Section 8 subsidies. The City will work to balance the goal of retaining a subsidized structure with the goal of discouraging the concentration of subsidies in a few impacted neighborhoods. 7)Support applications by non-profit organizations for federal grants for the upkeep and modernization of housing and for programs to improve the quality of life in public housing and in all of the City's neighborhoods.</p> <p>*Plan to Minimize Displacement.</p> <p>1)The City's rehabilitation loan programs are structured to discourage permanent displacement. Any permanent relocation, or temporary relocation of tenants that may be necessary during the rehab process, is a cost to the property owner. 2)The City offers relocation assistance to residents and businesses displaced as a result of locally funded development activities.</p>	<p>*Develop and support comprehensive efforts to revitalize neighborhoods while also expanding economic opportunities (5 yr. target 5 organizations) *Reduce blighting influences in residential neighborhoods (5 yr. target 100 housing units)</p>	

Vision	Problem-Needs	Priority High, Med, Low	Current Service or Activity	Strategy	Objectives	Outcome
Community Needs - The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.	Economic Development	Low	Economic Dev. Dept. Chamber of Commerce Business Education Center	*Support neighborhood business districts by making infrastructure investments. *Offer assistance to small business enterprises, with an emphasis on minority and women businesses. *Use RDA funds for the creation of affordable housing targeting the Historic Sandy area. *Update the City” Economic Development Plan. *Continue to market Sandy City to high tech based businesses and other services the City currently may not have. *Continue partnering with the Salt Lake Community College/Larry Miller Entrepreneurial Business Education Center for small business fair. *Support the boys and girls club after school programs. *Continue to support the senior programs that are offered through the Senior Center. *Support anti-crime prevention education and enhanced police services to Historic Sandy.	*Install missing or inadequate infrastructure (5 yr. target 5000 feet of improvements) *Provide social services and constructive activities for at-risk children and youth (5 yr. target 1000 youth) *Promote industrial and commercial redevelopment by assembling land and/or improving site and infrastructure conditions (5 yr. target 3 businesses) *Encourage microenterprises and small business development within the City (5 yr. target 1 organization) *Provide public improvements to support revitalization of neighborhood business districts (5 yr. target 1500 feet of improvements) *Provide planning and administration for the CDBG Program (5 yr. target 1.00 employ) *Create new recreation opportunities in eligible LMI area (5 yr. target 2) *Provide emergency food supplies for at- risk, LMI households 2 organizations) *Provide basic legal services for battered spouses and their children (5 yr. target 1 organization) *Provide temporary emergency shelter for battered spouses and their children (5 yr. target 1 organization) *Provide scheduled 108 loan payment for the construction of the Senior Citizen Center (5 yr. target 1 public facility) *Provide crime prevention education and enhanced polices services to the Historic Sandy Area (5 yr. target 1 police officer) *Reduce bright and the effects of blight on existing housing stock specifically in Historic Sandy (5 yr. target 1 code enforcement officer)	The result expected will occur over a period of time and are expected to accomplish the stated vision. It is hoped that the impact of these programs will help achieve diverse neighborhoods that offer affordable housing, economic opportunities and choices to all, while providing a sense of place, community, life and vibrancy. All of these things will contribute to better
	Anti-Crime	Med	Police Dept. anti- crime programs			
	Infrastructure	Med				
	Planning & Administration	Med	CDBG- funding for Adm. and Planning			
	Public Facilities	Med				
	Public Service	High				
	Senior Programs	High	Senior Center			
	Youth Programs	High	Boys and Girls Club			
	Other	High				



Proposed design for a mixed-use project anchored by a hotel on the northwest corner of State Street and 9400 South. This proposed project would create a variety of housing opportunities and economic opportunities for a wide range of income levels. The proposed development is about 1/4 mile from a proposed new light rail stop.

Monitoring

Current Monitoring Procedures

The Community Development Block Grant Program Administrator will regularly monitor all projects and programs that are to be funded. Subrecipients and projects will be monitored to verify compliance with HUD regulations and relevant Federal statutes as applicable to the delivery of the program. Subrecipients will also be reviewed to verify consistency with the terms and goals of the 5 Year Consolidated Plan and Strategy. Monitoring consists of on-site visits once per year and technical assistance consultations as needed. Citizens are also encouraged to comment on the performance of City and nonprofit agencies in implementing Consolidated Plan programs and projects and in meeting program objectives.

While the Consolidated Plan documents the proposed use of funds, the Grantee Performance Report (GPR) for CDBG identifies the progress and performance of projects, programs and services funded during the prior program year. Annual reports for the HOME Program are also available. The GPR is available in early September annually. At the beginning of September, the Community Development Department will publish a notice on the City web Site and in a general publication newspaper that the performance reports are available and locations where they may be reviewed. In the case of the web publication, the actual report will be available for on-line viewing and comments will be able to be submitted via email.

Citizens may have reasonable and timely access to information and records relating to Sandy's Consolidated Plan and its use of funds for the preceding five years. Consolidated Plan program history, in the form of previous Comprehensive Housing Affordability Strategy (CHAS) reports, CDBG Consolidated Plans, and CDBG Grantee Performance Reports can be reviewed in the Community Development Department, Room 210, City Hall, 10000 Centennial Parkway, Sandy, UT 84070, between the hours of 8:00 AM and 5:00 PM, or by calling (801) 568-7270.

Complaints from citizens concerning Consolidated Plan activities, amendments or performance should be directed to the Community Development Block Grant Program Administrator in the Community Development Department, Room 210, City Hall, 10000 Centennial Parkway, Sandy, UT 84070, between the hours of 8:00 AM and 5:00 PM. Citizen complaints submitted in writing will be answered within 15 working days where practicable.

Technical Assistance

Community groups may receive assistance with proposals for potential Consolidated Plan program funding by contacting the Community Development Block Grant Program Administrator in the Community Development Department, Room 210, City Hall, 10000 Centennial Parkway, Sandy, UT 84070, between the hours of 8:00 AM and 5:00 PM, or by telephone at (801) 568-7270.